
S-4466
HOME DEPOT MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Garrison Central Sagamore, LLC, who is also the property owner, by Julian Weldon, its secretary, and represented by both Joe Bumbleburg of the Ball Law Firm and Jim Pence of Schneider Corporation, is seeking primary approval of a two lot commercial subdivision on 23.74 acres. The site is located on the east side of Sagamore Parkway and on the north side of South Street, in Lafayette, Fairfield 22 (SE) 23-4. The requested subdivision would create a new lot encompassing the existing Home Depot store.

AREA ZONING PATTERNS:

The site is zoned GB, General Business as is all surrounding property except to the east across the railroad tracks where the post office is zoned R1 and across the railroad tracks to the north where land is zoned I1.

AREA LAND USE PATTERNS:

The shopping center located on site has had many different anchor stores over the years; currently the center is anchored by Home Depot and Jo-Ann Fabrics. Proposed Lot 1 will contain most of the existing improvements, including the north half of the center's main building, a separate bank building located in the southwest corner of the site, all of the parking, and the center's freestanding sign on South Street. Lot 2 contains all of the Home Depot portion of the building (south end) and approximately 15' of land around the east, south and west sides of that part of the building.

TRAFFIC AND TRANSPORTATION:

The existing right-of-way for Sagamore Parkway, classified as a primary urban arterial, and for South Street, also classified as a primary, is already in place. No additional land needs to be dedicated to the public. There is a signaled entrance from Sagamore Parkway, and two right-in-right-out entrances from South Street. The city is not requiring any "no vehicular access" statement along the frontage.

Lot 2 is a flag lot with a 20' wide "flag pole" running the full length of the south side of the Sagamore Parkway median entrance, which gives this lot its required frontage on an existing public road, as well as partial guaranteed access. Staff recommends that an ingress/egress easement be platted from the Sagamore Parkway entrance running along the full west side of Lot 2, to the westernmost South Street entrance.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The proposed lots are both served by city utilities. No additional utility easements are

needed at this time. In fact there are several utility easements already recorded and referenced on the sketch plan. At the north end of the site is a large detention pond that may serve more than this site.

CONFORMANCE WITH UZO REQUIREMENTS:

This shopping center meets the definitional requirements for an integrated center. The site is under one ownership/management, and the center shares common facilities such as entrances and exits, parking and utilities. An integrated center can have one or more buildings, which can be located on more than one lot. While this proposed lot layout may conform with the integrated center definition, it could pose problems for those businesses occupying it, especially the Home Depot. Carving out a lot that essentially only contains the Home Depot part of the building, as shown, does not guarantee the lessee use of any of the center's shared facilities, specifically Unified Zoning Ordinance (UZO) required parking. UZO Section 4-6-11(d)(3) does provide for off-site shared parking agreements, which in this case must be established and recorded prior to the recording of the final plat.

There are two freestanding integrated center signs, one at the Sagamore Parkway Entrance and one at the westernmost South Street entrance. The one along Sagamore Parkway appears that it might be split by the proposed lot line, lengthwise from east to west. This would place half in Lot 1 and half in Lot 2. Staff recommends that the entire sign be clearly placed in one lot or the other to avoid future permitting problems, by adjusting the lot line of the "flag pole" on the final plat. This type of lot line adjustment is permitted between the primary approval of the sketch plan and the secondary approval of the final plat, because this is a non-residential subdivision.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.
4. An off-site parking agreement shall be established and recorded for Lot 2 per UZO Section 4-6-11(d)(3) and referenced on the final plat.
5. The Lot 2 flag pole lot line(s) shall be adjusted to clearly place the Sagamore Parkway entrance Integrated center sign entirely on Lot 1 or Lot 2.